184.0	0002	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,065,400 / 1,065,400
					USE VALUE: 1,065,400 / 1,065,400
					ASSESSED: 1,065,400 / 1,065,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		KIPLING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WESCOTT CHARLES
Owner 2:	
Owner 3:	
Street 1:	15 KIPLING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 6,580 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 3296 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6580.000	633,200		432,200	1,065,400
Total Card	0.151	633,200		432,200	1,065,400
Total Parcel	0.151	633,200		432,200	1,065,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.29 | /Parcel: 323.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123556
GIS Ref
GIS Ref
Insp Date 06/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	633,200	0	6,580.	432,200	1,065,400	1,065,400	Year End Roll	12/18/2019
2019	101	FV	388,900	1800	6,580.	432,200	822,900	822,900	Year End Roll	1/3/2019
2018	101	FV	146,000	0	6,580.	364,300	510,300	510,300	Year End Roll	12/20/2017
2017	101	FV	142,700	0	6,580.	333,400	476,100	476,100	Year End Roll	1/3/2017
2016	101	FV	142,700	0	6,580.	284,000	426,700	426,700	Year End	1/4/2016
2015	101	FV	142,000	0	6,580.	247,000	389,000	389,000	Year End Roll	12/11/2014
2014	101	FV	142,000	0	6,580.	228,400	370,400	370,400	Year End Roll	12/16/2013
2013	101	FV	142,000	0	6,580.	217,300	359,300	359,300		12/13/2012

!14285!

PRINT

Date	Time
12/11/20	04:08:58

LAST REV

Date	Time
09/06/19	09:29:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14285

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	71809-168	1	10/29/2018		1,255,000	No	No		
PERRY RICHARD F	70069-477		10/13/2017	Change>Sale	565,000	No	No		
CROTTY STEPHEN	69751-366		8/10/2017	Sub Sale	552,000	No	No		
PAMELA MOCKRIDG	49313-384		4/20/2007		325,000	No	No		
ROBERTS HARRY	46350-383		10/26/2005	Family	100	No	No		
	9432-225		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	123556
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2018	84	Heat App	8,420	C				
11/9/2017	1501	Addition	246,290	O				
11/23/2016	1457	Add Bath	7,900	O				finish bsmt add 1/

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Meas/Inspect	DGM	D Mann
6/1/2018	Permit Visit	DGM	D Mann
5/24/2017	Measured	DGM	D Mann
5/24/2017	Permit Visit	DGM	D Mann
12/3/2008	MLS	MM	Mary M
10/17/2008	Meas/Inspect	355	PATRIOT
7/25/2007	MLS	HC	Helen Chinal
3/8/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6580		Sq. Ft.	Site		0	70.	0.94	7									432,181						432,200	

Total AC/HA: 0.15106 | Total SF/SM: 6580 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,181 | Spl Credit | Total: 432,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02135277
Const Adj.:	0.99989998
Adj $ / SQ:	127.656
Other Features:	127855
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	663783
Depreciation:	30534
Depreciated Total:	633249

COMMENTS

Other Fix = 1/2 bath in BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

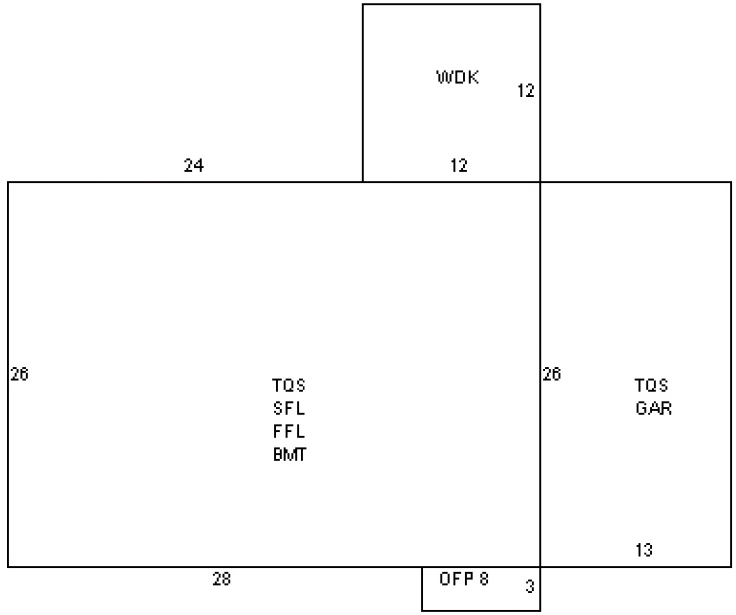
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.46
Special Features:	0	Val/Su Net:	148.29
Final Total:	633200	Val/Su SzAd	223.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
TQS	3/4 Story	956	127.660	121,976
BMT	Basement	936	52.660	49,288
FFL	First Floor	936	127.660	119,486
SFL	Second Floor	936	127.660	119,486
GAR	Garage	338	22.390	7,569
WDK	Deck	144	12.940	1,864
OFP	Open Porch	24	44.000	1,056
	Net Sketched Area:	4,270	Total:	420,725
Size Ad	2827.5	Gross Are	4588	FinArea 3296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	